

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Change of Zone #3332 and Preliminary Plat # 01011
Rolling Meadows 1st Addition

DATE: Oct 2,2001

PROPOSAL: A request for a change of zone from AG Agriculture to AGR Agriculture Residential and a Preliminary Plat for 23 lots.

WAIVER REQUEST:

Waiver of Block Length 26.23.130, for Blocks 1 and 2

Waiver of Sidewalks 26.27.020

Waiver of Street Trees 26.27.090

Waiver of Street Lights 26.27.070

Waiver of Landscape Screening 26.27.080

Double Frontage Lots 26.23.140, (permitted when abutting a major street)

LAND AREA: 78.682 acres more or less, including 1.005 acres of R.O.W.

CONCLUSION: This requested zoning change and preliminary plat are generally in conformance with the Comprehensive Plan and Subdivision regulations and are compatible with the development of the area.

<u>RECOMMENDATION</u>

Approval of change of zone Conditional approval of Preliminary Plat
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 14 Irregular Tract, located in the North Half of the SouthWest Quarter of Section 17, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

LOCATION: South of West Pleasant Hill Road between SW 33rd and SW 40th.

APPLICANT: Yankee L.L.C.
Steve Champoux
P.O.Box 84891
Lincoln, NE 68501
(402) 476-6599

OWNER: Yankee L.L.C.

CONTACT: Richard P. Onnen
Engineering Design Consultants
630 N. Cotner Blvd. Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: farmland

SURROUNDING LAND USE AND ZONING:

North: Acreages, zoned AGR
South: Acreages, zoned AGR
East: Farm land, zoned AG
West: Farm land, zoned AG

ASSOCIATED APPLICATIONS: Requested Change of Zone #3323 and Preliminary Plat #01011, Rolling Meadows.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture in 1979.

COMPREHENSIVE PLAN SPECIFICATIONS: This is shown as "Low Density Residential" on the Comprehensive Plan Land Use Plan.

UTILITIES: No rural or community water or sewer.

TOPOGRAPHY: Gently rolling, draining to the south.

TRAFFIC ANALYSIS: SW 40th and SW33rd are gravel county roads. West Pleasant Hill Rd and West Denton Rd are paved county roads.

PUBLIC SERVICE: SW Rural Fire District, located about 5 miles from this site. This is in the Lincoln Public School District. Electrical service is by Norris Public Power.

REGIONAL ISSUES: Acreage development.

ENVIRONMENTAL CONCERNS: No historic or ecological resources are identified in this parcel. The soil rating is 4.5 on a scale of 1 to 10 where 1 to 4 are prime agriculture land. Ground water is generally available in acceptable quantity and quality in the area.

AESTHETIC CONSIDERATIONS: N/A

ALTERNATIVE USES: Agriculture and up to 4 dwelling units.

ANALYSIS:

1. This request is for a Preliminary Plat for 23 acreage dwellings on a 71.682 acre parcel.
2. This request is in conformance with the Comprehensive Plan. The Land Use Plan shows this as Low Density Residential. There are existing acreage developments to the north and south of this application.
3. The applicant is requesting waivers to street trees, landscape screens, ornamental lighting, street paving, and sidewalks. The subdivision ordinance provides for a waiver when all parcels are over one acre (these are three acres in size) and will not be annexed by the city.
4. The applicant is requesting waivers of the 1320' block length requirement for Block 1 and Block 2. The waiver for Block 2 as this reflects the abutting plating and topography. An access road should be provided to SW 40th Street, as required by the subdivision ordinance and as provided by the subdivisions to the north and south of this plat. There is no engineering or physical reason to justify the waiver of block length on Block 1.
5. The Health Department reports that wells drilled to deep may yield salt water. High iron content may be a problem. The lots are large enough to accommodate acceptable sewage disposal systems.

6. The County Engineer's letter of September 20, 2001 requests the following:
 - 1) The typical cross-section for the paving of SW 33rd Street should show 7" asphalt type SP-2, and the shoulder width should be 6 feet.
 - 2) All interior intersections shall have a minimum of 30 feet radius returns. Intersections along SW 33rd Street shall have a minimum of 50 feet radius.
 - 3) The culvert calculations table details do not match the information on the plan view with respect to culvert size, length and station.
 - 4) The culvert at Sta. 9+27 on SW 38th Street will require a permanent easement on the outlet.
 - 5) The vertical curves at Sta 0+30 on SW 34th Court and at Sta. 31+83.65 on West Burgess Lane are too short. The minimum K for a 25 mph sag curve is 30.
 - 6) Developer shall enter into a pavement maintenance agreement with Lancaster County prior to final plat approval.

CONDITIONS:

for Preliminary Plat # 01011

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show a street connection from SW 40th Street to SW 38th St.
 - 1.2 Revise the preliminary plat to show the changes requested by the County Engineer.
2. The City Council approves associated request:
 - 2.1 Change of Zone # 3323, AG to AGR

- 2.2 An exception to the design standards to permit block length in excess of 1320 for Block 2
- 2.3 A waiver to the sidewalk, street lighting, landscape screen, and street tree requirements since the area of each lot exceeds 1 acre and the subdivision will not be annexed.
- 2.4 A modification to the requirements of the land subdivision ordinance to permit double frontage lots along the county roads.

General:

- 3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion or the requirement has been waived.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To relinquish direct vehicular access to SW 40th Street and SW 33rd Street except for West Burgess Lane and an unnamed street connecting to the west; and to Pleasant Hill Road, except for SW 34th Street.
 - 3.2.6 To maintain County roads until the County Board specifically accepts the maintenance.

3.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by:

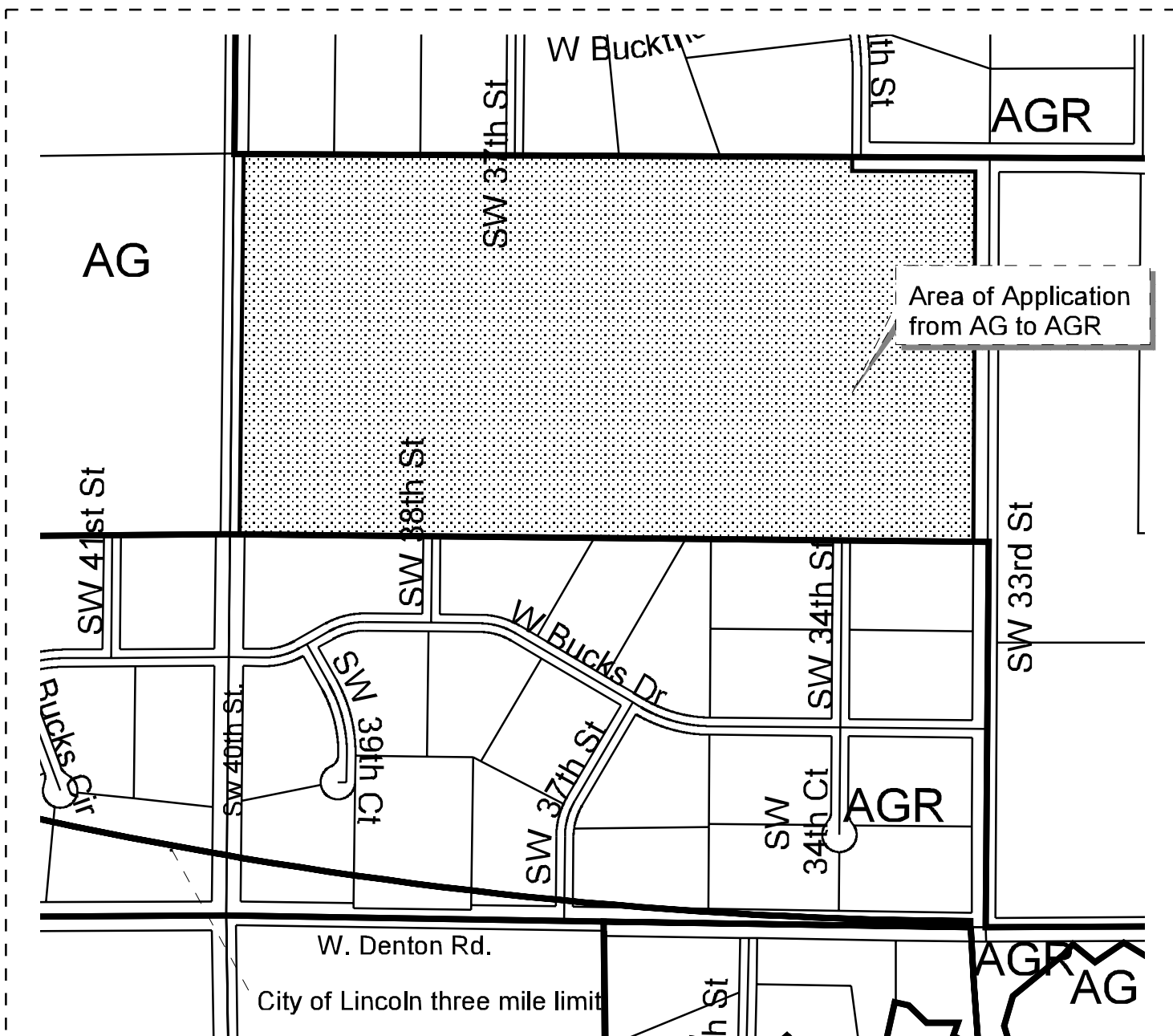
Michael DeKalb, AICP
Planning

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Preliminary Plat #01011
Change of Zone #3332
SW 33rd & W Denton Rd.



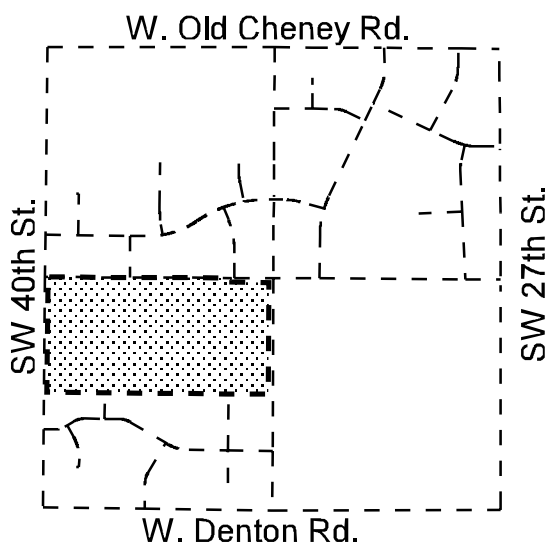
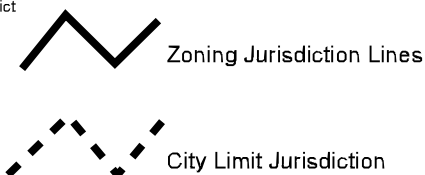


Preliminary Plat #01011 **Change of Zone #3332** **SW 33rd & W Denton Rd.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 17 T9N R6E



Sheet ___ of ___

Date:

Lincoln City - Lancaster County Planning Dept.

GENERAL SITE NOTES

1. WATER SERVICE TO BE SUPPLIED BY INDIVIDUAL PRIVATE WELLS.
2. SANITARY SERVICE TO BE SUPPLIED BY INDIVIDUAL PRIVATE SEPTIC OR LAGOON SYSTEMS.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
4. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
5. TOTAL USAGE: RESIDENTIAL ACREAGE LOTS - 23
 TOTAL BLOCKS - 4
 TOTAL LOTS - 23
6. ALL INTERSECTION ANGLES SHALL BE 90' UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
8. NO PORTION OF THE PROPOSED DEVELOPMENT LIES WITHIN A MAPPED 100 YEAR FLOOD PLAIN.
9. THE EXISTING ZONING IS 'AG', THE PROPOSED ZONING IS 'AGR'.
10. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
11. STREETS TO BE PAVED SHALL MEET CURRENT CITY & COUNTY DESIGN STANDARDS. DEVELOPER SHALL NOTIFY THE COUNTY ENGINEERS DEPARTMENT PRIOR TO PAVING FOR INSPECTION. SUBGRADE TESTING IS REQUIRED. ALL TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
12. DIRECT VEHICULAR ACCESS IS RELINQUISHED TO SW 40TH STREET, SW 33RD STREET EXCEPT FOR WEST BURGESS LANE, AND PLEASANT HILL ROAD EXCEPT FOR SW 34TH COURT.
13. ONLY ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER LOT.
14. THE FOLLOWING WAIVERS TO SUBDIVISION DESIGN STANDARDS ARE REQUESTED:
 - a. ALLOW DOUBLE FRONTAGE LOTS ALONG SW 40TH STREET (LOTS 1-4, BLOCK 1) AND ALONG SW 33RD STREET (LOT 6, BLOCK 2 AND LOTS 1 & 2 BLOCK 4).
 - b. WAIVE REQUIREMENT FOR CONSTRUCTION OF SIDEWALK.
 - c. WAIVE REQUIREMENT FOR PLANTING OF STREET TREES.
 - d. WAIVE REQUIREMENT FOR INSTALLATION OF STREET LIGHTS.
 - e. WAIVE MAXIMUM BLOCK LENGTH REQUIREMENTS FOR BLOCK 1 AND BLOCK 2.

September 13, 2001



Mike DeKalb
Lincoln-Lancaster County
Planning Department
555 So. 10th Street, Suite 213
Lincoln, NE 68508

630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

Re: Rolling Meadows, 1st Addition
Preliminary Plat #01011
EDC Job # 01-034

Dear Mike,

Enclosed herewith are six copies of the revised plans for the Rolling Meadows, 1st Addition Preliminary Plat. The revisions are in response to County and other agency comments as outlined in the Planning Staff letter dated August 3, 2001. The following address each item listed in the August 3rd letter.

1. Note #14 has been added to Sheet 1 of 4 listing the requested waivers.
2. *County Engineer Comments*
 - 2.1 Sheet 1 has been revised to show 50' right-of-way dedication along the east side of SW 40th Street.
 - 2.2 Note #11 has been added to the plans stating that paving will meet County and City standards.
 - 2.3 The developer agrees to pave SW 33rd Street from Pleasant Hill Road to West Burgess Lane including full intersection returns. Note that this does not include paving on Pleasant Hill Road between SW 33rd Street and SW 34th Street.
 - 2.4 Note #12 has been added relinquishing direct vehicular access to SW 33rd Street and SW 40th Street.
 - 2.5 Note #13 has been added restricting residential access to one per lot.
 - 2.6 No comment.
 - 2.7 Revised grading has allowed culverts to be shortened such that no culvert extends beyond the right-of-way. Necessary easements will be provided on the final plat if additional length is required based on final design.
 - 2.8 The vertical alignment of SW 34th Court has been revised to meet design standards.
 - 2.9 Drainage and culvert calculations have been corrected to include the entire basin upstream.
 - 2.10 Burgess Lane has been renamed West Burgess Lane.
3. No comment.
4. Norris Public Power easements have been added to the plat.

5. *Public Works Comments*

- 5.1 No comment.
- 5.2 Storm water detention calculations have been added to the grading and drainage plan. Calculations indicate detention is not required for this development.
- 5.3 No comment.
- 5.4 The horizontal alignment of SW 38th Street has been revised to provide a centerline radius of 275'. Proposed grades reflect super elevation of the roadway.
- 5.5 No comment.
- 6. No Comment
- 7. The developer maintains his waiver request for block length and street lights.
- 8. The developer maintains his request for waiver of block length for Block 1. Traffic produced by the development can be accommodated by the existing connections to SW 40th Street. The proposed layout is in conformance with the request to restrict access to SW 40th Street. The County Engineer's Office has indicated to the developer that they will not oppose a layout that does not include a street intersection with SW 40th Street.
- 9. No comment.
- 10. The City Council approval block has been removed from the drawings.

If you have any questions or require additional information, please contact me at 464-4011.

Regards,



Richard P. Onnen, E.I.T.

Enclosure

cc: Steve Champoux
Bruce Pester
Mark Hunzeker
Robert Dean

**ROLLING MEADOWS 1ST ADDITION
CHANGE OF ZONE AG TO AGR
LEGAL DESCRIPTION**

A LEGAL DESCRIPTION OF LOT 14 IRREGULAR TRACT LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE: S90°00'00"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 2152.30 FEET; THENCE: S00°00'46"E, ON THE WEST R.O.W. LINE OF SW 34TH STREET, A DISTANCE OF 50.00 FEET; THENCE: S90°00'00"E, ON THE SOUTH R.O.W LINE OF PLEASANT HILL ROAD, A DISTANCE OF 430.00 FEET; THENCE: S00°00'46"E, ON THE WEST R.O.W. LINE OF SW 33RD STREET, A DISTANCE OF 1290.41 FEET; THENCE: N89°42'13"W, ON THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 2589.53 FEET; THENCE: N00°17'58"E, ON THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1327.03 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 78.682 ACRES INCLUDING 1.005 ACRES OF COUNTY ROAD R.O.W. MORE OR LESS.

Lancaster

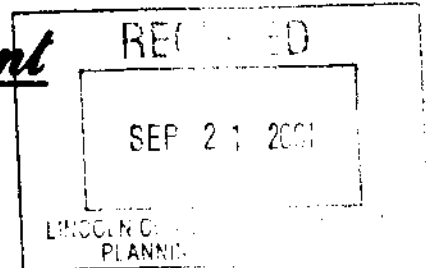
County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: September 20, 2001
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell *LW/DP*
County Surveyor
SUBJECT: ROLLING MEADOWS 1ST ADDITION
PRELIMINARY PLAT

This office has reviewed subject revised preliminary plat and would offer the following comments:

- 1) The typical cross-section for the paving of SW 33rd Street should show 7" asphalt type SP-2, and the shoulder width should be 6 feet.
- 2) All interior intersections shall have a minimum of 30 feet radius returns. Intersections along SW 33rd Street shall have a minimum of 50 feet radius.
- 3) The Culvert Calculations table details do not match the information on the plan view with respect to culvert size, length and station.
- 4) The culvert at Sta. 9 + 27 on SW 38th Street will require a permanent easement on the outlet.
- 5) The vertical curves at Sta. 0 + 30 on SW 34th Court and at Sta. 31 + 83.65 on West Burgess Lane are too short. The minimum K for a 25 mph sag curve is 30.
- 6) Developer shall enter into a pavement maintenance agreement with Lancaster County prior to final plat approval.

cc: Dennis Bartels, Public Works

LWV/rin
DOCS\LWV\Rolling Meadows 1st Prelim Plat.wpd

Memorandum

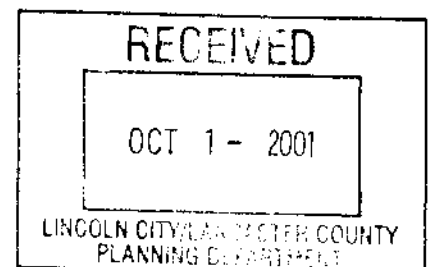
To: Mike DeKalb, Planning Department
From: Charles W. Baker, Public Works and Utilities *CBH*
Subject: Rolling Meadows 1st Addition revised Preliminary Plat # 01011
Date: September 28, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the revised Preliminary Plat for Rolling Meadows 1st Addition located between SW 33rd and SW 40th, south of Pleasant Hill Road. Public Works has the following comments.

The Preliminary Plat has been revised and the noted conditions have been addressed with the exception of the block length. Public Works cannot support the waiver for the block length.

The County Engineer's comments apply.

fcj memo to mike dekalb rolling meadows 1st addition revised pp 01011



M e m o r a n d u m

To: Mike DeKalb, Planning
From: Dennis Bartels, Engineering Services
Subject: Rolling Meadows 1st Addition, Preliminary Plat
Date: August 3, 2001
cc: Roger Figard
Nicole Fleck-Tooze
Doug Pillard

Engineering Services has reviewed the rural subdivision Rolling Meadows 1st Addition located between Southwest 33rd and Southwest 40th south of Pleasant Hill Road and has the following comments:

1. This plat must be served by private individual sewer and water systems. The plat is beyond the City service limits.
2. The application requests waiver of storm water detention. If the development does not increase runoff as stated, there is no need for a waiver. The drainage study should be revised to show that detention is not required rather than waive detention.
3. The drainage calculations are satisfactory.
4. The 200' radius curve C does not meet design standards. A minimum 275' radius is required with 6% super elevation. Other horizontal curves are satisfactory with appropriate super elevation. There are no engineering reasons to waive the block length requirements for this plat.
5. Waivers to sidewalks, street trees and street lighting are satisfactory to Public Works for this rural subdivision.

JUL 23 2001

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Mike DeKalb

DATE: 7/11/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Carole Douglas, Acting Director
EH File
EH Administration

SUBJECT: Rolling Meadows
First Addition CZ 3332

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Rolling Meadows First Addition for possible negative public health impacts. The following items are noted:

The Williams Pipeline is approximately 2800 feet from this proposed development.

Water supply is proposed to be individual wells. The LLCHD has information on ground water in this area from Rolling Meadows, The South Forty, Roberts Ironwood Estates, and Hitching Post Hills. Therefore, further ground water information would be redundant. The LLCHD must advise that wells drilled too deep in this area will yield salt water. In addition, high iron content in the ground water can be a problem in this area. Iron is a nuisance as a staining agent.

Sewage disposal is proposed to be individual sewage disposal systems. The lots are large enough to accommodate acceptable individual sewage disposal systems. Covenants prohibiting sewage lagoons are not acceptable.

Means must be taken to prevent soil erosion either by wind or water. This is especially crucial with wetlands being on the site. The Lower Platte South Natural Resources District should be contacted for assistance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water or other effective dust suppressants to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.

If any trees and/or brush is to be removed from this site, disposal must be by burial on-site, landfill, grinding, or by offering as firewood. A permit for burning will not be issued for burning inside the City Limits nor is it likely for within the three mile limit.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

07/10/2001 08:52
AM

To: MDekalb@ci.lincoln.ne.us
cc:
Subject: Rolling Meadows 1st Addition

Mike,

The Lincoln Police Department opposes two areas of the Rolling Meadows 1st Addition project.

1. Block Length (Block # 1) - Land Subdivision Title 26 states that block lengths shall not exceed 1320 feet between cross streets. We feel that blocks that extend over 1320 feet cause problems for emergency vehicles responding to emergencies. Extended blocks cause problems during construction, accidents, and emergency situations that require the block to be shut off. As we provide services to the citizens of Lincoln we do not need to be hampered in our responses by extended block lengths that can be avoided prior to being built.

~~2. Street Light Waiver - We feel that all developments should be required to provide adequate lighting. We feel that well lit areas provide for a safer environment and also reduce crime. We understand that the developers feel that the lighting would distract from the rural nature of the development but we feel that public safety overrides developers and property owners concerns.~~

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

*Per M. Woolman
10-2-01*



Memo

To: Mike DeKalb
From: Mark Canney, Parks & Recreation
Date: July 12, 2001
Re: Rolling Meadows 1st Addition C2 3332

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Pursuant to section 26.27.090 of the Land Subdivision Code, the requirements for street trees may be waived for lots in excess of one acre and located outside of the corporate limits. It is recommended that the requirements for street trees for this plat be waived at this time.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.